

# PHA Plans

## Streamlined Annual Version

U.S. Department of Housing and  
Urban Development  
Office of Public and Indian  
Housing

OMB No. 2577-0226  
(exp. 06/30/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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## Streamlined Annual PHA Plan for Fiscal Year: 2009

**PHA Name:**

**Wyoming Housing Commission**

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Wyoming Housing Commission

**PHA Number:** MI115

**PHA Fiscal Year Beginning:** 04/2009

### PHA Programs Administered:

☒ **Public Housing and Section 8**

Number of public housing units:

Number of S8 units:

☐ **Section 8 Only**

Number of S8 units:

☐ **Public Housing Only**

Number of public housing units:

☐ **PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

### PHA Plan Contact Information:

Name: Helen Haight, Executive Director

Phone: 616-534-5471 ext. 11

TDD:

Email (if available): [hhaight@wyomhouse.com](mailto:hhaight@wyomhouse.com)

### Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)

☒ PHA's main administrative office ☐ PHA's development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.

If yes, select all that apply:

☒ Main administrative office of the PHA

☐ PHA development management offices

☐ Main administrative office of the local, county or State government

☐ Public library ☐ PHA website ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

☒ Main business office of the PHA ☐ PHA development management offices

☐ Other (list below)

## Streamlined Annual PHA Plan

**Fiscal Year 2007**

[24 CFR Part 903.12I]

### Table of Contents

[24 CFR 903.7I]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

## 1. PHA PLAN COMPONENTS

### Executive Summary

- ☐ 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- ☒ 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- ☒ 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- ☐ 4. Project-Based Voucher Programs
- ☒ 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- ☒ 6. Supporting Documents Available for Review
- ☒ 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- ☒ 8. Capital Fund Program 5-Year Action Plan

Attachment A – 2006 CFP Progression

Attachment B – RAB Minutes

## 2. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;** and

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

## Executive Summary

The 2008 year was highlighted with the Housing Commission receiving the Family Self-Sufficiency Coordinator Grant. With the grant we were able to hire an FSS Coordinator. She joined the staff in March 2008. We are continuing to increase the number of families participating in the FSS program. During the past year, we held a homeownership orientation in which we partnered with the Grand Rapids Housing Commission. Fourteen families from our commission participated and several from the Grand Rapids Housing Commission as well. One family successfully purchased a home in December 2007 through the Housing Choice Voucher Homeownership Program and another in March 2008 through the Section 32 Homeownership Plan.

### GOALS and OBJECTIVES

We made great strides in meeting our 2008 Goals and Objectives. Below you will find a list of them and how we did.

#### 2008 Goals and Performance

1. Update policies in the Administrative Plan and the ACOP. *Our policies are up to date with current regulation.*
2. Continue to scan and increase the number of tenant files stored electronically. *The number of scanned files is increasing. All of the financial information is stored electronically for the entire 2008 fiscal year.*
3. Continue to work with families toward homeownership. Have at least one family purchase a home. *Two families purchased homes through our programs.*
4. Increase the number of FSS participants to 25. *We currently have 33 families participating in FSS.*
5. Complete emergency work orders within 24 hours. *Seventy-six out of seventy-six emergency work orders were completed within 24 hours for 100%.*
6. Maintain standard performer in PHAS and SEMAP. *We were not rated for PHAS in 2008 so we maintained as standard performer at 88 but we achieved 100% on our SEMAP for the fiscal year ending 3/31/2008.*

#### 2009 Goals and Objectives

1. Update policies in the Administrative Plan and the ACOP
2. Continue to scan and increase the number of tenant files stored electronically.
3. Continue to work with families toward homeownership. Have at least one family purchase a home.
4. Increase the number of FSS participants to 50.
5. Complete all emergency work orders within 24 hours.
6. Maintain standard performer in PHAS and SEMAP.

The Wyoming Housing Commission staff is committed to providing excellent customer service. They are aware of the many challenges that assisting families can bring, especially with

shrinking budgets and increased requirements. They continue to display exceptional dedication and strive toward providing the very best services to our families.

## **1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Site-Based Waiting Lists-Previous Year**

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **The Wyoming Housing Commission does not operate any site-based waiting list.**

<b>Site-Based Waiting Lists</b>				
<b>Development Information:</b> (Name, number, location)	<b>Date Initiated</b>	<b>Initial mix of Racial, Ethnic or Disability Demographics</b>	<b>Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL</b>	<b>Percent change between initial and current mix of Racial, Ethnic, or Disability demographics</b>

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

### **B. Site-Based Waiting Lists – Coming Year**

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously?  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- ☐ PHA main administrative office
  - ☐ All PHA development management offices
  - ☐ Management offices at developments with site-based waiting lists
  - ☐ At the development to which they would like to apply
  - ☐ Other (list below)

## **2. Capital Improvement Needs**

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. ☐ Yes ☐ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

4. ☐ Yes ☐ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. ☐ Yes ☐ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

### **3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program** (if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

☐ Yes ☒ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

☒ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria:



*The participant must be in good standing with the City of Wyoming (no outstanding debts, fines, etc.)*

c. What actions will the PHA undertake to implement the program this year (list)? We continue to hold Homeownership Orientations. During the past year, 36 families applied for the homeownership program. At least 25 families are actively working toward meeting the criteria for the program and repairing their credit. We will continue to hold Orientations throughout the year when we received enough applications from participants to schedule a presentation.

### 3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☒ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- ☒ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- ☒ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below): Inner City Christian Federation (ICCF) – this organization provides homeownership training, credit counseling and funding opportunities for our participants. They partner with other housing authorities in Michigan and have been providing homeownership services for over 20 years.
- ☒ Demonstrating that it has other relevant experience (list experience below): The Wyoming Housing Commission operated a Public Housing Homeownership program under the Demonstration Project.

## **4. Use of the Project-Based Voucher Program**

### **Intent to Use Project-Based Assistance**

☐ Yes ☒ No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- ☐ low utilization rate for vouchers due to lack of suitable rental units
- ☐ access to neighborhoods outside of high poverty areas
- ☐ other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

## **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: City of Wyoming, Michigan
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - ☒ The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
  - ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - ☐ Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The PHA Plan is consistent with one of the Consolidated Plan's five-year strategies:

**PROVIDE RENTAL ASSISTANCE TO THOSE IN NEED OF AFFORDABLE RENTAL HOUSING** – General: Section 8 rental assistance will provide the needed subsidy for those persons who must pay an excessive amount of their income for rent. Available funds for those in need are usually not enough to stay within 30% of their incomes for rent. Specific: Existing public housing will continue to need maintenance funding. With a large waiting list, the city will continue to apply for Section 8 funds. Obstacles: The insufficient availability of federal funding remains this program's greatest obstacle. Basis: The 'High' priority is based on the 400 applicants for housing assistance.

**NOTE – We have 313 PH applicants and 1008 HCV applicants on the waiting lists (as of August 8, 2008).**

## 6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing. (homeownership)	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Appendix 2 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b>  <div style="text-align: center;"><b>Wyoming Housing Commission</b></div>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>MI33P11550109</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <div style="text-align: center;"><b>2009</b></div>
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    ) Preliminary Budget</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	<b>Anticipated Grant \$275,000</b>	<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations	100,000			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	125,000			
11	1465.1 Dwelling Equipment—Nonexpendable	10,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	40,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	<b>ESTIMATE</b> Amount of Annual Grant: (sum of lines 2 – 20)	\$275,000			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: <b>Wyoming Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: <b>MI33P11550109</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	14 06		100,000				
HA-Wide	Roof R&R	14 60		10,000				
HA-Wide	Windows R&R	14 60		10,000				
HA-Wide	Flooring R&R	14 60		10,000				
HA-Wide	Bathroom R&R	14 60		35,000				
HA-Wide	Wall & Ceiling R&R	14 60		10,000				
HA-Wide	Kitchen Remodel	14 60		50,000				
HA-Wide	Heating Equip R&R	14 65.1		8,000				
HA-Wide	Appliances R&R	14 65.1		2,000				
HA-Wide	Vehicles	14 75		40,000				
				275,000				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

form **HUD-50075-SA** (04/30/2003)

## 8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name:		Wyoming Housing Commission		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
	2009	FFY Grant: 2010 PHA FY: \$275,000	FFY Grant: 2011 PHA FY: \$275,000	FFY Grant: 2012 PHA FY: \$275,000	FFY Grant: 2013 PHA FY: \$275,000
	Annual Statement				
		Operations	Operations	Operations	Operations
		A/E Services	A/E Services	A/E Services	A/E Services
		Roofing R&R	Roofing R&R	Roofing R&R	Roofing R&R
		Heating Equip R & R	Heating Equip R&R	Heating Equip R&R	Heating Equip R&R
		Flooring R & R	Flooring R & R	Flooring R & R	Flooring R & R
		Prepare homes to sell	Prepare homes to sell	Prepare homes to sell	Prepare homes to sell
		Repair Asphalt/Concrete	Redo bathrooms	Redo bathrooms	Redo bathrooms
		Replace Windows	Repair Asphalt/Concrete	Repair Asphalt/Concrete	Repair Asphalt/Concrete
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					



## 8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2010 FFY Grant: \$275,000 PHA FY: 2010			Activities for Year : 2011 FFY Grant: \$275,000 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA Wide	Operations	100,000	HA Wide	Operations	100,000
Annual	HA Wide	A/E Services	10,000	HA Wide	A/E Services	10,000
Statement	HA Wide	Closet Doors	30,000	HA Wide	Heating Equip R&R	25,000
	HA Wide	Heating Equip R&R	25,000	HA Wide	Flooring R & R	25,000
	HA Wide	Flooring R & R	25,000	HA Wide	Prepare homes to sell	10,000
	HA Wide	Prepare homes to sell	10,000	HA Wide	Redo bathrooms	92,000
	HA Wide	Energy Audit	5,000	HA Wide	Asphalt R&R	10,000
	HA Wide	Replace Windows	25,000			
	HA Wide	Re-inspect for lead	2,000			
	HA Wide	Lead abate	15,000			
	HA Wide	Asphalt R & R	25,000			
Total CFP Estimated Cost			\$275,000			\$275,000

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b> <b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year: 2012 FFY Grant: \$275,000 PHA FY: 2012			Activities for Year: 2013 FFY Grant: \$275,000 PHA FY: 2013		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
HA Wide	Operations	100,000	HA Wide	Operations	100,000
HA Wide	A/E Services	10,000	HA Wide	A/E Services	10,000
HA Wide	Heating Equip R&R	25,000	HA Wide	Heating Equip R&R	25,000
HA Wide	Flooring R & R	25,000	HA Wide	Flooring R & R	25,000
HA Wide	Prepare homes to sell	10,000	HA Wide	Prepare homes to sell	10,000
HA Wide	Redo bathrooms	92,000	HA Wide	Redo bathrooms	92,000
HA Wide	Asphalt R&R	10,000	HA Wide	Asphalt R&R	10,000
Total CFP Estimated Cost		\$275,000			\$ 275,000

## 8. Capital Fund Program Five-Year Action Plan

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> <div style="text-align: center; font-weight: bold;">Wyoming Housing Commission</div>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>MI33P11550108</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <div style="text-align: center; font-weight: bold;">2008</div>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Grant \$266,220	Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	100,000	126,000	126,000	126,000
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit	3,000	0		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,000	0		
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000	0		
10	1460 Dwelling Structures	106,000	123,220		
11	1465.1 Dwelling Equipment—Nonexpendable	32,000	17,000		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	2,000	0		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$275,000	266,220		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	12,000	12,000		

## 8. Capital Fund Program Five-Year Action Plan

### Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: <b>Wyoming Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: <b>MI33P11550108</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	14 06		100,000	126,000			
HA-Wide	Audit	14 11		3,000	0			
HA-Wide	Fees and Costs	14 30		7,000	0			
HA-Wide	Tree/Yard Maintenance	14 50		25,000	0			
	Unit renovation items:							
HA-Wide	Chimney R & R	14 60		8,000	1,000			
HA-Wide	Roof R&R	14 60		46,000	10,000			
HA-Wide	Windows R&R	14 60		10,000	1,000			
HA-Wide	Flooring R&R	14 60		17,000	8,000			
HA-Wide	Bathroom R&R	14 60		20,000	0			
HA-Wide	Wall & Ceiling R&R	14 60		5,000	2,000			
MI115-01	Elevator renovation	14 60		0	100,000			
HA-Wide	Prepare homes to sell	14 60		0	1,220			
HA-Wide	Heating Equip R&R	14 65.1		20,000	12,000			
HA-Wide	Appliances R&R	14 65.1		12,000	5,000			
HA-Wide	Tools	14 75		2,000	0			
				275,000	266,220			

## **8. Capital Fund Program Five-Year Action Plan**

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

## Part III: Implementation Schedule

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## 8. Capital Fund Program Five-Year Action Plan

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> <div style="text-align: center; font-weight: bold;">Wyoming Housing Commission</div>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>MI33P11550107</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <div style="text-align: center; font-weight: bold;">2007</div>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)				Revision	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Anticipated Grant \$275,000	Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	100,000	100,000	100,000	100,000
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit	2,000	0		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	6,539	2862.33	2862.33	2862.33
8	1440 Site Acquisition				
9	1450 Site Improvement	35,000	44,000	33,870	0
10	1460 Dwelling Structures	88,000	123,676.67	112,400	0
11	1465.1 Dwelling Equipment—Nonexpendable	37,000	0		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	2,000	0		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	270,539	270,539		
22	Amount of line 21 Related to LBP Activities	10,000	5,000		
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	10,000	10,000		

## 8. Capital Fund Program Five-Year Action Plan

### Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: <b>Wyoming Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: <b>MI33P11550107</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	14 06		100,000	100,000	100,000	100,000	Comp
HA-Wide	Audit	14 11		2,000	0			
HA-Wide	Fees and Costs	14 30		6,539	2862.33	2862.33	2862.33	Comp
MI115-002	Playground	14 50		0	33,870	33,870		In prog.
HA-Wide	Tree removal	14 50		25,000	10,130			
MI115-001	Elevator Renovation	14 60		0	112,400	112,400		In prog.
HA-Wide	Re-inspect for Lead	14 60		10,000	1,000			
HA-Wide	Flooring R&R	14 60		10,000	5,000			
HA-Wide	Bathroom R&R	14 60		10,000	5276.67			
HA-Wide	Closet Doors	14 60		7,000	0			
HA-Wide	Prepare homes to sell	14 60		5,000	0			
HA-Wide	Heating Equip R&R	14 65.1		20,000	0			
HA-Wide	Appliances R&R	14 65.1		17,000	0			
HA-Wide	Tools	14 75		2,000	0			
HA-Wide	Paint Exterior of Bldgs	14 50		10,000	0			
HA-Wide	Roof R&R	14 60		46,000	0			
				270,539	270,539			

## **8. Capital Fund Program Five-Year Action Plan**

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

## Part III: Implementation Schedule

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